

MINUTES OF THE PLANNING COMMISSION MEETING OF FEBRUARY 15, 2006, AT
6:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Tom Bowen, Doug Haymore, Jim Keane, Gordon Nicholl, Amy
Rosevear

EXCUSED: Geoff Armstrong, JoAnn Frost, Jerri Harwell, and Sue Ryser

STAFF PRESENT: Planning Manager Michael Black, City Attorney Shane
Topham, City Recorder Linda Dunlavy

ALSO PRESENT: Kelli Lundgren, Joe Scott

1.0 PUBLIC COMMENT

1.1 Chair Bowen stated that this item is for people that have matters they wish to bring before the Planning Commission that are not otherwise scheduled on the Agenda. Chair Bowen asked if there were any comments.

1.2 No public comments were received.

2.0 REVIEW ITEM - LAND USE ELEMENT OF THE GENERAL PLAN

2.1 Planning Manager Michael Black stated that there have been specific requests to change portions of the General Plan, as well as a general request from the City Council to review the entire General Plan and determine if there are any recommendations for change.

2.2 Mr. Black reviewed the Creek Road area which is rural residential. He explained that many small lots front onto Creek Road and are zoned RR-1-21, which is the designation for ½-acre lots. The lots are 8,000 to 10,000 square feet and include several duplexes.

He noted that Kelli Lundgren, who is in attendance, has requested that Staff consider changing the zoning on the properties that front on Creek Road to a higher density. Several residents would like to see duplexes as a permitted use in this area.

Mr. Black explained that when the City adopted the General Plan, this was the only true rural area in the City and wanted it preserved.

2.3 Ms. Rosevear asked Staff to look at the average density of what is actually there and what the zoning is in Sandy on Creek Road.

2.4 7200 South and Highland Drive: Mr. Black stated that in this area there is a piece of property with a house that is approximately 8,000 square feet. The General Plan would support a zone change for the property, but the community does not seem to support a zone change in this area. The applicant for the zone change withdrew his application and

decided to go with a home occupation permit. Staff is recommending this area be changed to low density residential from the current commercial designation.

Mr. Bowen asked what would happen if an application was resubmitted on this piece of property.

City Attorney Shane Topham explained that the General Plan may support a rezone, but it is a legislative decision that will go to the City Council and deference is granted by the courts to a legislative decision.

- 2.5 1505 East Fort Union Blvd: Anything that had Fort Union frontage was designated as commercial or mixed use. Staff is recommending that the area close to 1300 East and Park Centre Drive be changed to mixed use from low density residential. Mr. Black believes it was an oversight when the original plan was adopted.
- 2.6 1395 East Fort Union Blvd: This is a specific request from a developer who would like to build duplexes in this area. There are many existing duplexes that are zoned R-1-8 and have a land use designation of low density residential. There are also vacant lots and PUDs in the area that are medium density.

Joe Scott, reviewed the existing area for the Planning Commission

- 2.7 Mr. Black said that the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints owns the property on Danish and Wasatch Blvd. He stated that he does not believe it should be a sensitive land use designation as currently shown, but should be reviewed and designated as a low density which is consistent with the actual zoning of the property. He noted that it may have a fault scarp coming through the property, and a portion of it is in a liquefaction zone, but believes it should be consistent with the rest of the area.
- 2.8 Mr. Black asked the Planning Commission to look at the land use map, keeping five years in mind and what could potentially happen. Look at the areas pointed out tonight, as well as other areas that need to be addressed.
- 2.9 This item will be placed on the March 1, 2006, agenda for further discussion. Mr. Bowen explained that public hearings will be held in the future.

3.0 **REVIEW ITEM – ZONING MAP**

- 3.1 Mr. Black reviewed the area of Milne Lane. He stated that there is a lot between two R-1-8 zones that is zoned RR-1-21 which Staff would like to review and possibly change to R-1-8.

He asked the Commission to review the zoning map and forward any areas of concern to him for review at the next meeting.

4.0 REVIEW ITEM – MIXED USE ORDINANCE

- 4.1 Mr. Black stated that he has made changes to the proposed amendment. It has been reviewed by the City Attorney and he would like to schedule it for a public hearing on March 1st.

Mr. Black noted that the Gateway Zone ends at 2100 East and believes it should be extended to at least 2300 East.

5.0 OTHER BUSINESS – REPORTS BY COMMISSIONERS

- 5.1 No reports were given.

6.0 APPROVAL OF JANUARY 18TH AND FEBRUARY 1ST MINUTES

- 6.1 Ms. Rosevear moved to approve the minutes of January 18th and February 1st as modified. The motion was seconded by Mr. Haymore and passed unanimously on a voice vote.

7.0 PLANNING MANAGER'S REPORT

- 7.1 Mr. Black stated that Barney Carlson's zone change was approved and a new map has been provided to the Commission.

He also noted that a new planner will be hired by March 1st.

Mr. Black updated the Commission on Park Centre Drive and a possible realignment.

8.0 ADJOURN

- 8.1 Mr. Nicholl moved to adjourn. The motion was seconded by Mr. Haymore and passed unanimously on a voice vote. The Business Meeting adjourned at 6:53 p.m.

Approved: 4/19/06 sm